



Memorandum

Department of Public Works
City Engineer Division
Survey Section

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To: JAMES T. STOVALL, PLS
From: ALAN R RIEKKI, PLS - CITY SURVEYOR *AR*
Copy: BART ANDERSON, P.E. - DEPARTMENT OF PUBLIC WORKS
STEVE GEBEKE - DEPARTMENT OF PLANNING
PETER LOWENSTEIN - DEPARTMENT OF PLANNING
TANEY ENGINEERING
T H M ENTERPRISES INC

Date: October 03, 2017

RE: **FINAL MAP 71699 - PEACEFUL RIDGE AT LONE MOUNTAIN & PULI PHASE 4**

Attached is a redlined drawing delineating comments for the above map. **THE REDLINED PRINT MUST BE RETURNED TO SURVEY ALONG WITH A CORRECTED DRAWING FOR APPROVAL.**

852726 CURRENT PL Status: Conditional Approval October 03, 2017

If you have any questions regarding the following Planning comments please call 229-6301

Department of Planning staff has conditionally approved your request for technical review of the blueline Final Map, subject to the changes, comments and corrections noted as follows:

1. The file number "FMP-71699" shall be placed above the Recorder's block in the lower right hand corner of the cover sheet.

852727 DEVCO Status: Conditional Approval October 03, 2017

If you have any questions regarding the following Development Coordination comments please call 229-6327

We note that an approved Drainage Plan and Technical Drainage Study update is on file with the Flood Control Section of the Department of Public Works.

CONDITIONS OF APPROVAL:

1. Adjacent units, such as Peaceful Ridge Phase 10 (E1), shall record prior to this Final Map to provide legal access. Include all recordation information on this Final Map prior to recordation. Numbering of phases may need to be revised so that subsequent phases may record in the appropriate order.
2. Remove General Note 5 on sheet 3. This note may be in conflict with maintenance criteria in the future.
3. Existing sewer easements, such as S2 and S4 may be labeled incorrectly. However, the recording information cannot be verified as the referenced easements are on maps that have not

yet recorded. Prior to recordation, include all recordation information for existing easements on the Final Map.

4. A Traffic Signal contribution of \$2,244.00 shall be paid prior to the recordation of this Final Map.
5. Include the Final Map number, FMP-71699, above the Recorder's Block on the cover sheet.
6. Dimensions and information presented on the approved civil improvement plans shall match the Final Map prior to recordation. Revise approved civil plans if necessary.
7. Site development to comply with all applicable conditions of approval for the Peaceful Ridge Tentative Map (TMP-57011).

852728 SURVEY Status: Denied October 03, 2017

If you have any questions regarding the following Survey comments please call 229-6217

There are numerous pre-requisites and FMP applications that must be submitted and/or approved and recorded in order to establish the required CLV utility easements, site access and boundary limits for this application (FMP-71699). We note that this office has not received nor reviewed a FMP application for Peace Ridge at Lone Mountain & Puli Phase 10 which this map indicates it is a subdivision of.

Ensure that ALL recording information is complete prior to returning the mylar for final CLV approval.

Please correct miscellaneous minor errors, typos, or omissions as noted on the attached red lines.

End of Comments.

Dr.